

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

September 18, 2007

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, September 18, 2007, at 8:30 a.m. at the Apartamentos Las Americas formerly Racine Apts., 1611 South Racine, Chicago, Illinois.

Chairperson Martin Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O'Keefe Carlos Ponce Mary Wiggins Sandra Young
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Absent: None

Also present were Adrienne Minley, Chief-of-Staff; Jorge Cazares, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

In the absence of Sharon Gist Gilliam, Chief Executive Officer, Adrienne Minley, Chief of Staff presented the CEO's report. Ms. Minley commenced her report by announcing that the CHA has launched a radio advertising campaign to fill vacancies in available CHA senior apartments throughout Chicago. The campaign includes radio, streaming Public Service Announcements, on-air interviews, promos, event marketing elements and open houses on three radio stations. The three-week campaign started on September 17th. In coordination with the radio promotion, there will be three open houses starting on Saturday, Sept. 22nd. Herb Kent will broadcast live from the Lincoln Perry Apartments. The second radio promotion will be broadcast by WNUA and the third will be broadcast by Inspiration 1390. Ms. Minley concluded her report with an update on the grand opening of Starbucks at 35th and State Street by Mayor Daley and HUD Secretary, Alfonso Jackson.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session.

Chairman Nesbitt thereupon introduced the Resolutions discussed in Executive Session. Commissioner O'Keefe presented an Omnibus Motion to approve the following resolutions for Executive Session Item 1 and 2:

Executive Session Item 1

RESOLUTION NO. 2007-CHA-118

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 5, 2007, requesting that the Board of Commissioners approves the Personnel Actions Report for August 2007.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for August 2007.

Executive Session Item 2

RESOLUTION NO. 2007-CHA-119

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2007, requesting authorization to enter into a settlement agreement in the matter of Kimberly Jefferies, et al. v CHA, et al., Case No. 03 L 10118;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel, or his designee, to enter into the settlement agreement in the matter of Kimberly Jefferies, et al. v CHA, et al., Case No. 03 L 10118.

The Motion to adopt resolutions for Executive Session Items 1 and 2 was seconded by Commissioner Wiggins and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O'Keefe Carlos Ponce Mary Wiggins Sandra Young
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Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner O'Keefe, Chairperson of the Finance and Audit Committee, then presented her monthly report. Per Commissioner O'Keefe, the Finance & Audit Committee held its regular meeting on Wednesday, September 12, 2007 at 1:00 p.m. at the 60 East Van Buren Corporate offices. Staff presented the Committee with the Treasury and Cash Flow Report for the month of August 2007.

Commissioner O'Keefe then introduced an Omnibus Motion for adoption of the Resolutions for Items A1 thru A6 discussed voted and recommended for Board approval by the Finance and Audit Committee.

(Item A1)

The resolution for Item A1 approves the submittal of the FY2008 Subsidy and Grants Information System (SAGIS) calculation to HUD. HUD uses SAGIS to determine a public housing authority's eligibility for an operating subsidy. Based on the formula established by HUD as a part of the Moving-to-Work Demonstration Agreement, the CHA should request the operating subsidy in the amount of \$191,208,280. Unlike the procedure used in prior years, HUD has requested each Authority to submit its electronic submission prior to the release of final pro-rations. This is being done in order to determine the overall need of Public Housing Authorities. Upon release of the final pro-ration amount, the CHA's FY2008 Comprehensive Budget will be adjusted accordingly.

RESOLUTION NO. 2007-CHA-120

WHEREAS, The Board of Commissioners have reviewed the Board Letter dated September

12, 2007 entitled "APPROVAL OF THE FY2008 SUBSIDY AND GRANTS INFORMATION SYSTEM CALCULATION AND AUTHORIZATION FOR ITS SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the FY2008 Subsidy and Grants Information System Calculation and authorizes the Chief Executive Officer or her designee to execute and submit the Subsidy and Grants Information System Calculation and all necessary related documents to the U.S. Department of Housing and Urban Development.

(Item A2)

The resolution for Item A2 approves extension of contract with Ernst & Young for independent professional auditing services for which the base term expires November 9, 2007. During the past two years, Ernst & Young has met, and at time exceeded its contract requirements with CHA and has performed all tasks expected of independent auditors. Ernst & Young has utilized expertise from its various audit practice to deliver key solutions to critical accounting and financial issues on behalf of the CHA. Ernst & Young is willing and able to provide independent professional auditing services to the CHA for the next contract term.

RESOLUTION NO. 2007-CHA-121

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated September 12, 2007, entitled, "AUTHORIZATION TO EXERCISE FIRST ONE YEAR OPTION FOR CONTRACT NO. 5160 WITH ERNST & YOUNG, LLP FOR INDEPENDENT PROFESSIONAL AUDITING SERVICES;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to exercise the first one-year option to extend Contract No. 5160 ("Contract") with Ernst & Young, LLP (E & Y) for the period of November 10, 2007 through November 9, 2008 to provide auditing services for the amount of \$618,150.00 as provided in the Contract.

(Item A3)

In April 2007, an RFP for installation, supply, service and maintenance of vending machines was released. The intent of the solicitation was to provide a fair market commission rate, better product quality and selection, more reliable machines, timely reporting and accountability as well as consistent vendor compliance based on the CHA's Procurement requirements. The RFP was mailed to ten vendors and advertised in area newspapers. Of the four proposals received, the evaluating committee recommended Ace Coffee Bar, Inc. as the preferred Respondent since they best met the requested specifications. Ace Coffee Bar, Inc. will provide installation, supply and maintenance of vending machines, facilities and services at 45 senior buildings, 4 family buildings and 10 maintenance locations of the CHA.

RESOLUTION NO. 2007-CHA-122

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated September 12, 2007 "Authorization to Enter into a Contract with Ace Coffee Bar, Inc. to Provide Installation, Supply and Maintenance of Vending Facilities and Services at 59 Chicago Housing Authority Locations".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, It is recommended that the Board of Commissioners authorizes the Chief Executive Officer or her designee to enter into a contract with Ace Coffee Bar, Inc. for the installation, supply and maintenance of vending machines, facilities and services to 59 CHA locations for a base period of two (2) years, with a one (1) year option, with a base commission rate of Fifteen percent (15%) of gross

revenues up to \$325,000 annually, and a secondary commission rate of 22% of gross revenues in excess of \$325,000 annually.

(Item A4)

The CHA must annually renew its insurance coverage for General Liability, Excess Liability, Public Officials Liability, All Risk Property, Employed Lawyers Errors and Omissions Liability, Employment Practices Liability, Auto Liability, Crime and Fiduciary Liability. HUD previously authorized the CHA to have its insurance broker of record competitively solicit bids on the CHA's behalf for all forthcoming insurance procurements. Aon directly and indirectly solicited requests for insurance premium quotes from 19 insurance carriers on June 15, 2007, and requested that their quotes be submitted by July 15, 2007. Aon received multiple quotes on all lines of coverage except for the primary layer of All Risk Property insurance and Excess Liability insurance. After reviewing the insurance premium quotes, Aon and CHA's Risk Management Department recommend the insurers listed in the resolution table below to provide the required insurance coverage for CHA for the period October 1, 2007 through September 30, 2008. The recommended awards are to the incumbent carriers with policy limits and retention levels remaining the same for all lines of coverage except for All Risk Property, which was restructured with increased property values reported. Fiduciary Liability is a new coverage added to this year's program and the Crime coverage which was procured earlier in 2006 had limits increased.

RESOLUTION NO. 2007-CHA-123

WHEREAS, The Board of Commissioners has reviewed the memorandum dated September 12 2007, entitled "AUTHORIZATION FOR THE CHA TO AWARD GENERAL LIABILITY, EXCESS LIABILITY, PUBLIC OFFICIALS LIABILITY, ALL RISK PROPERTY, EMPLOYED LAWYERS ERRORS AND OMISSIONS LIABILITY, EMPLOYMENT PRACTICES LIABILITY, AUTO LIABILITY, CRIME AND FIDUCIARY LIABILITY COVERAGE".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to award the following insurance coverage for the CHA for the period of October 1, 2007 through September 30, 2008 for an aggregate amount not-to-exceed \$1,519,227.00 through its insurance broker of record, Aon Risk Services, Inc. of Illinois: (1) General Liability written though Lexington in an amount not-to-exceed \$35,789.00; (2) Excess Liability coverage written through Lexington in an amount not-to-exceed \$223,004.00; (3) Public Officials Liability written through Lexington in an amount not-to-exceed \$204,092.00; (4) All Risk Property written through Lexington, Global Excess, and Axis in an amount not-to-exceed \$893,917.00; (5) Employed Lawyers Errors and Omissions Liability written through Chubb in an amount not-to-exceed \$22,094.00; (6) Employment Practice Liability written through Lexington in an amount not-to-exceed \$67,340.00; (7) Auto Liability written through Hartford in an amount not-to-exceed \$50,995.00; (8) Crime written through Great American in amount not-to-exceed \$4,996.00 and (9) Fiduciary Liability written through Chubb in an amount not-to-exceed \$17,000.00.

(Item A5)

The resolution for Item A5 approves contract amendment with Clarity Partners for additional services required to support the Enterprise Document Management System. A contract amendment is necessary to expand document management services from 10 to 24 CHA departments; increase document types not previously identified but required for the comprehensive EDMS deployment; and design and development of fixes and corrections to Quillix and MuWave systems and software. These expanded project scope elements are necessary to provide portions of the project determined to have functional gaps and to repair certain development, configuration and implementation deficiencies discovered with the deployment of the Quilix and MuWave systems that support FileNet and EDMS, which were originally to be provided by a separate vendor.

RESOLUTION NO. 2007-CHA-124

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2007, titled, "Ratification of an Amendment to the Master Service Agreement with Clarity Partners, LLC."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to ratify a contract amendment to the Pre-Qualified Consulting Master Contract No. 5179 and its associated Work Plan(s) and Contract Document, which will effect the provision of additional services required to support the Enterprise Document Management System (EDMS) in an amount not to exceed \$213,680.00.

(Item A6)

The resolution for Item A6 approves Amendment No. 5 of the MTW Agreement. 24 CFR 983.56 of the Housing Authorities Act requires that not more than 25 percent of the dwelling units in any building may be assisted under a housing assistance payment contract for project-based assistance. The purpose of Amendment No. 5 is to waive these provisions and authorize the CHA to convert 16 of the 24 units to provide project-based voucher assistance to the Hispanic Housing Development Corporation (HHDC) for the North Avenue Apartment Development located at 2646-54 W. North Avenue. The Board initially approved Amendment No. 5 on February 20, 2007. Thereafter, HUD determined that Amendment No. 5 needed to be narrowed in scope prior to its consideration and approval. The CHA revised Amendment No. 5 and held a public comment period August from 9, 2007 through September 7, 2007 at the Charles Hayes Family Investment Center. Consideration was given to any forthcoming comments prior to finalization of the documents.

RESOLUTION NO. 2007-CHA-125

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2007, requesting approval of Amendment No. 5 to the "Memorandum of Approval, Resident Protection Agreement, Moving to Work Agreement," dated February 6, 2000 between the U.S. Department of Housing and Urban Development and the Chicago Housing Authority.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached Amendment No. 5 to the "Memorandum of Approval, Resident Protection Agreement, Moving to Work Agreement" and authorizes the Chief Executive Officer to execute the amendment on behalf of the CHA.

The Omnibus Motion to adopt resolutions for Items A1 thru A6 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O'Keefe Carlos Ponce Mary Wiggins Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance & Audit Committee report was also accepted in total.

Commissioner Ivers, then presented the Operations and Facilities monthly report. Per Commissioner Ivers, due to a lack of quorum the Operations and Facilities Committee Meeting was not held as scheduled on Wednesday, September 12, 2007. Staff presented Commissioners

with an overview of the following items; however, for the record no vote was taken at the Committee Meeting.

Commissioner Ivers then introduced an Omnibus Motion for the adoption of the Resolutions for Items B1 thru B11.

(Item B1)

As part of the Capital Improvement Program, the CHA requires the services of professional architectural and/or engineering firms to provide all necessary design and engineering services related to construction, rehabilitation, and ADA/504 activities. These design and construction management services will be performed at various Senior and Family properties, covering approximately 739 units and common areas of approximately 61 buildings designated as ADA/504 compliant, but only on an as-needed basis for a portion of these units and common areas. The CHA advertised a Request for Proposal in July 2007 in area newspapers and on the CHA website. The CHA also directly solicited one hundred thirty-four firms, including thirty-five MBE/WBE/DBE firms, and thirteen assist agencies. Of the three proposals received, the Evaluation Committee determined that all three Respondents were within the competitive range. Upon further consideration of each Respondent following Oral presentation, the Evaluation Committee recommended that Bauhs Dring Seglin Main be awarded the contract. Accordingly, the resolution for Item B1 approves award of contract to Bauhs Dring Seglin and Main. The PDC services to be furnished under this contract will be ordered by issuance of Task Orders.

RESOLUTION NO. 2007-CHA-126

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 12, 2007 entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH BAUHS DRING SEGLIN MAIN FOR PRIME DESIGN CONSULTANT SERVICES FOR ADA/504 AT VARIOUS SENIOR AND FAMILY PROPERTIES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or her designee to execute a contract with Bauhs Dring Seglin Main in the not-to-exceed amount of \$1,500,000.00 for Prime Design Consultant Services (“PDC”) for ADA/504. These design and construction management services will be performed at various Senior and Family properties on an as-needed basis.

The PDC services to be furnished under this contract will be ordered by issuance of Task Orders, for which the Awardee will submit a proposal to perform the Task Order work on a Lump Sum Basis. The Chicago Housing Authority reserves the right to negotiate the Lump Sum prior to its acceptance of the proposal and issuance of a Task Order.

The contract shall take effect on the date designated in the Notice to Proceed, and shall continue until the end date indicated in the contract, for a base contract period of not more than thirty-six (36) months in duration, with two (2) one-year options, but not to exceed five (5) years in length.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B2)

As part of the Capital Improvement Program, the CHA intends to perform renovation work at the Frances Cabrini Homes Phase 1. The Scope of Work for this proposed contract includes but is not limited to the renovation of infrastructure and common areas, including select demolition, improvements to mechanical, electrical and plumbing systems, and site and landscaping improvements. After releasing two solicitations in the form of Invitations for Bids, neither of which resulted in awards, it was decided that the work contemplated in this proposed contract would be bid separately through the Procurement by Non-Competitive Proposal Process in order to minimize any further delay. Participating vendors were chosen from those who had expressed interest in the earlier solicitations, and already had secured copies of the technical specifications and drawings for the site. This Non-Competitive Procurement Proposal was not advertised to the general public. The solicitation was released to seven selected vendors on June 12, 2007. Of the

four Non-Competitive proposals received and opened, the evaluation committee recommended H.L.F. Construction Company, Inc. since they submitted the lowest responsive and responsible proposal. Accordingly, the resolution for Item B2 approves award of contract to H.L.F. Construction.

RESOLUTION NO. 2007-CHA-127

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2007 entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH H.L.F. CONSTRUCTION COMPANY, INC. FOR THE FAMILY HOUSING RENOVATION AT FRANCES CABRINI HOMES (IL2-002) – PHASE 1”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorizes the Chief Executive Officer or her designee to execute a contract with H.L.F. Construction Company, Inc. in the amount of \$3,916,000.00 for infrastructure work including demolition and site work at Frances Cabrini Homes (IL2-002) – Phase 1. Frances Cabrini Homes is a Family housing development. H.L.F. Construction Company will complete site work including , but not limited to, demolition work, retention ponds, sewer work and electrical work for the entire site by no later than February 28, 2008. This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B3)

The CHA advertised an Invitation for Bid in July 2007 for general contractors to perform Indefinite Delivery, Indefinite Quantity (IDIQ) task orders at various CHA Development locations. The IDIQ format offers the CHA the opportunity to maintain a group of construction firms under contract at pre-established labor rates. Qualified contractors, whose services were competitively procured under the IDIQ contract program, will have the opportunity to bid on work as it becomes available via task orders. The IDIQ method of contracting assures the CHA has a potential hedge against the escalation of construction costs, and that it has the ability to quickly obtain competitive pricing from pre-qualified contractors on task order work. The IFB was advertised in area newspapers and on the CHA’s website. The CHA also e-mailed and faxed flyers on July 6, 2007 to fifty firms, including thirty-six M/W/DBE firms. Of the twenty-two firms that submitted bids, ten firms were recommended for award in order to have them in place to meet the CHA’s immediate needs. Of the remaining twelve firms, one firm was not recommended for award because of its high labor rates, and four firms were deemed non-responsible for the purposes of this procurement either because of their poor past performance or because of the CHA’s concerns about their capacity to perform the work. Staff is still in the process of performing its analysis to determine the responsibility of the remaining seven firms and reserves the right to seek authorization to include any of those firms in the event that they are deemed responsible after completing the review. Accordingly, the resolution for Item B3 approves award of contract to the ten firms as listed in the below resolution.

RESOLUTION NO. 2007-CHA-128

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 12, 2007, entitled “AUTHORIZATION TO EXECUTE TEN (10) INDEFINITE DELIVERY, INDEFINITE QUANTITY (IDIQ) TASK ORDER CONTRACTS TO PERFORM CONSTRUCTION SERVICES AT VARIOUS CHA DEVELOPMENT LOCATIONS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or her designee to award ten (10) Indefinite Delivery, Indefinite Quantity task order contracts for general contracting work at various CHA Senior, Family and Scattered-Site Developments for an aggregate amount not-to-exceed \$60,000,000.00, each contract having a guaranteed minimum of \$100,000.00 and an initial not-to-exceed amount of up to \$6,000,000.00 for the initial two (2) year base term, and with a one (1) year extension option. The ten (10) contractors to be awarded contracts are as follows:

Recommended Firms		Recommended Firms	
1	Blinderman Construction Co., Inc.	6	Koal Heating
2	Broadway Consolidated Companies, Inc.	7	Maxwell Services
3	C&P Maintenance Co., Inc.	8	O.A.K.K. Construction Co., Inc.
4	Coleman Development Corporation	9	Oakley Construction Company, Inc.
5	Done Rite Construction Services, Inc.	10	Old Veteran Construction, Inc.

The Board further authorizes the Chief Executive Officer or her designee to evaluate requests from the Capital Construction Division to adjust the not-to-exceed values of well performing vendors. These awards are subject to the individual contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B4)

In May 2007, the CHA entered into a contract with Constellation New Energy to provide its electricity requirements for a twenty four month term at the fixed rate of \$0.08270 per Kilowatt/Hour (kWh). This blended rate includes the costs for: transmission, ancillary fees, capacity costs, line loss costs, and distribution costs. Although market costs for energy supplies and services have risen significantly in recent years, the CHA's total electricity consumption has decreased over the past several years due to the closing of many of the high-rise buildings. Based upon the competitive pricing benefits and management efficiencies of a single wholesale contract, the CHA transferred all 69 electricity accounts from ComEd to Constellation New Energy. Those accounts are comprised of 44 small accounts, 16 medium accounts, 6 large accounts, and 3 very large accounts, which are subject to the Master Electricity Supply Agreement. Accordingly, the resolution for Item B4 ratifies the Master Electricity Supply Agreement and payments to Constellation New Energy for CHA's Electricity requirements.

RESOLUTION NO. 2007-CHA-129

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2007, entitled "Ratification of the Master Electricity Supply Agreement with Constellation New Energy for CHA's Electricity Requirements and Ratification of Payment(s) to Constellation New Energy".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or her designee: (i) to ratify the entry into and execution of a Master Electricity Supply Agreement with Constellation New Energy, which will run for a term of twenty four (24) months in an amount not to exceed \$8,825,882.00; and (ii) to ratify the prior payments made to Constellation New Energy under the contract in the amount of \$775,176.01.

(Item B5)

The Asset Management Department surveyed the scavenger services being provided across the developments and found that service and cost varied from development to development, even within the same management company's portfolio. Therefore, with expectations of standardizing the performance and the cost of services being provided to the portfolio, the Asset Management Department initiated a process to facilitate a competitive solicitation under which each property management company for the Authority would contract with one waste removal vendor for all of the sites within its portfolio. Eastlake advertised an RFP for scavenger services in area newspapers and of the five vendors who submitted proposals two were incomplete and deemed non-responsive. Of the three remaining proposals, Eastlake's evaluation committee ranked Premier Waste and Recycling the highest. Accordingly, the resolution for Item B5 approves East Lake Management Group to enter into a contract with Premier Waste and Recycling for scavenger services at various CHA sites.

RESOLUTION NO. 2007-CHA-130

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated September 12, 2007 entitled "Authorization for East Lake Management Group, Inc. to Enter into a Contract with Premier Waste and Recycling for Scavenger Services at Various CHA Sites".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes East Lake Management Group, Inc., property management company for the CHA, to enter into a contract with Premier Waste and Recycling for Scavenger Services in the firm, fixed amount of \$945,120.00 for a two year base contract term with a one-year option.

The resolutions for Items B6 and B7 approve extension of contracts of the private property management agreements, with the respective property manager, to manage various CHA residential properties. The CHA first introduced private management of its public housing in the 1980s with its scattered sites programs as a condition of court receivership. Private Management of public housing was expanded thereafter to a limited number of troubled high-rise family properties in the late 1980's. By 2000, all CHA residential properties had been turned over to private managers. The units owned by CHA in mixed income properties are also privately managed. Some of the primary responsibilities of the property management companies are: rent collection, emergency and non-emergency work orders, resident eligibility re-examinations, unit and building systems inspections, property budget/expenditure reporting and assessments, lease enforcement, referral of residents to social services and risk management. The overall performance of the property managers in the following areas were considered satisfactory and have consistently shown marked improvement: lease management, financial accountability, risk management and compliance.

(Item B6)

RESOLUTION NO. 2007-CHA-131

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2007, titled, "Authorization to Extend of The Private Property Management Agreement with the Housing Resource Center to Manage Various CHA Residential Properties".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the chief executive officer or her designee to extend the private property management agreement for one year with the Housing Resource Center to manage various CHA residential properties.

(Item B7)

RESOLUTION NO. 2007-CHA-132

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2007, titled, "Authorization to Extend the Private Property Management Agreements with Hispanic Housing Development Corporation to Manage Various CHA Residential Properties".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to extend of the private property management agreements for one year with Hispanic Housing Development Corporation to manage various CHA residential properties.

(Item B8)

The resolution for Item B8 approves award of contract to Oakwood Boulevard Associates, LLC for environmental remediation activities at Madden/Wells Phase 2A Rental Redevelopment site. The development team of Oakwood Boulevard Associates, LLC was selected as a result of a July 21, 2001 Request for Proposals issued by the CHA and the court-appointed Gautreaux Receiver, Daniel E. Levin and The Habitat Company, LLC. In June 2003, the Board approved entering into a Development Agreement with Oakwood Boulevard Associates, LLC. Pursuant to the Development Agreement, CHA is required to fund the cost of site remediation for pre-existing conditions on the entire rental development site subject to certain rights to terminate for infeasibility. As part of the construction preparation, a number of environmental investigation studies were completed for the CHA-owned land included in the Phase II site. These studies have identified certain environmental contaminants on the site that can be effectively remediated with

an engineered barrier approach. This approach is the preferred method because it is the least costly and is also acceptable to the Illinois Environmental Protection Agency.

Commissioner Young abstained from voting on Item B8.

RESOLUTION NO. 2007-CHA-133

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated, September 12, 2007, entitled “Authorization to Enter into a Contract with Oakwood Boulevard Associates, LLC For Environmental Remediation Activities At The Madden/Wells Phase 2A Rental Redevelopment Site”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract (“Remediation Agreement”) with Oakwood Boulevard Associates, LLC for a total contract amount not to exceed \$2,807,076(which represents 200% of the estimated remediation cost for the Madden/Wells Phase 2 Redevelopment Site) to perform remediation activities in support of the Madden/Wells Phase 2A Rental Redevelopment Site (also known as Oakwood Shores). The term of the contract shall be the earlier of: final receipt of a “No Further Remediation” letter from the IEPA with regards to the Madden/Wells Phase 2A Rental Redevelopment Site, or two years, subject to a one year extension at CHA’s election

(Item B9)

The resolution for Item B9 approves submittal of a Mixed Finance Proposal and evidentiaries to HUD for Madden/Wells Redevelopment Phase 2A. The Phase 2 Rental development will be built in an area bounded by 37th Street to the north, Pershing Road to the south, Cottage Grove to the east and Rhodes Avenue to the west. The rental units will be interspersed with for sale units to be produced by a different development team under a separate development agreement. Phase 2 Rental of the Madden/Wells/Oakwood Shores redevelopment plan will produce a total of approximately 378 new units of mixed-income rental housing, one property management office, and one community room in 30 buildings interspersed throughout the site. The proposed 378 Phase 2 rental units include 149 public housing units, 121 affordable units and 108 market rate units. The rental units will be developed in two sub-phases: Phase 2A will provide approximately 199 total units and Phase 2B will provide approximately 179 total units. The Phase 2A Rental housing development will provide a mix of traditional Chicago building types, including three-story 6 flats, townhomes, and one mid-rise building. The rental units range in size from 1-bedroom to 4 bedroom units and have been designed in accordance with all applicable city, state, and federal building, occupancy, and fair housing/accessibility codes and guidelines. The proposed green initiatives include a planted “green” roof over 25% of the total roof area. Roof-mounted solar collectors will provide hot water to the mid-rise building. Building roofs will be insulated, windows will be thermally improved aluminum with low-E coated insulating glass and high efficiency furnaces will be used in all low-rise buildings and downspouts will not connect to the storm system. The 99-year ground lease with CHA for the Phase 2A rental development sites will be executed by The Community Builders, Inc. The total estimated development cost of Oakwood Shores Phase 2A is approximately \$57,644,912 and is expected to be funded by a variety of financing sources

Commissioner Young abstained from voting on Item B9

RESOLUTION NO. 2007-CHA-134

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 18, 2007, requesting authorization to 1) Submit a Mixed Finance Proposal and Evidentiaries to the U.S Department of Housing and Urban Development for Madden/Wells Redevelopment Phase 2A; 2) Submit a Disposition Modification for Madden/Wells Redevelopment Phase 2A; 3) Execute a Ground Lease for CHA Land to The Community Builders, Inc. for Madden/Wells Redevelopment Phase 2A; 4) Commit up to \$28,000,000 of CHA funds to the Phase 2 Madden/Wells Redevelopment and 5) Execute other documents as necessary to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to: 1) Submit a Mixed Finance Proposal and Evidentiaries to the U.S Department of Housing and Urban Development for Madden/Wells Redevelopment Phase 2A; 2) Submit a Disposition Modification for Madden/Wells Redevelopment Phase 2A; 3) Execute a Ground Lease for CHA Land to The Community Builders, Inc. for Madden/Wells Redevelopment Phase 2A; 4) Amend Board Resolution No. 2007-CHA-55 to increase the Hope VI and MROP Funding Amount from \$12,000,000 to \$14,000,000 for Madden Wells Phase 2A; 5) Commit up to a Total of \$28,000,000 of CHA funds to the Phase 2 Madden/Wells Redevelopment and 6) Execute other documents as necessary to implement the foregoing.

THAT, All acts of the officers, employees and agents of the Authority which are in conformity with the purposes and intent of this Resolution be, and the same hereby are, in all respects ratified, approved and confirmed.

(Item B10)

The resolution for Item B10 amends contract with Consoer Townsend Envirodyne (CTE) Engineers for the provision of additional Prime Design Consultant Services at Britton Budd Apartments. The amendment covers the following changes: design revisions for certification of Federal Historic Preservation Tax Credits; Property Unit Survey and Design Revisions for damage incurred during project delay; and additional services to re-bid the construction work. As part of its Basic Services, CTE provided services related to the procurement and award of a construction contract. CTE conducted such work for Britton Budd, until such time that the CHA suspended the project, through no fault of CTE, just prior to the final execution of the construction agreement. The revisions to the drawings and specifications for the additional scope of work outlined and the project delay required CHA's reassessment, resulting in the need to re-bid the project. Although CTE previously provided services to the CHA's satisfaction, they are currently being asked to provide the services again, based on the new scope of work. Such services typically include responding to inquiries and requests for information, attending pre-proposal conferences, conducting field meetings, and preparing all updates, reviews, and re-plots, and printing and delivery of drawings and specifications. CTE also performed shop drawing reviews prior to the suspension of the project, and the proposed amendment provides for the continuation of this work by CTE following the re-bid process.

RESOLUTION NO. 2007-CHA-135

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12th, 2007, entitled Authorization to Amend Contract No. 5066 With Consoer Townsend Envirodyne Engineers, Inc. for the Provision of Additional Prime Design Consultant Services at Britton Budd Apartments (IL2-048);

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to amend Contract No. 5066 with Consoer Townsend Envirodyne Engineers, Inc., (CTE) for the expenditure of \$207,756 for additional Prime Design Consultant (PDC) services at Britton Budd Apartments (IL2-048) beyond those included in the original Scope of Work. The new total contract amount of Contract No. 5066 will be \$1,348,678. The length of the contract will coincide with the completion of the construction closeout/post-construction warranty period under the construction contract. This award is subject to the CTE's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B11)

The resolution for Item B11 approves submission of an application to HUD for a \$20 million FY2007 HOPE VI Revitalization grant to fund the second phase of the Park Boulevard mixed-income development, which replaces the former Stateway Gardens public housing development. The award of the HOPE VI grant would allow development funds currently allocated to the Stateway revitalization to be re-budgeted to other currently planned but unfunded mixed-income revitalization projects. The HUD NOFA for Discretionary Programs was published July 31, 2007 and made available approximately \$94.5 million in assistance through the FY2007

Revitalization Grant Program. The application deadline for this competitive award is November 7, 2007. The Stateway/Park Boulevard mixed income redevelopment plan, development team, community involvement, construction progress, readiness and no previous HOPE VI fund awards makes it a strong application for this award. Stateway/ Park Boulevard's Phase II planning is already in progress and proposes to produce over 400 rental and for sale units both on and off-site. Phase I on-site development is currently under construction and will deliver 311 diverse mixed income housing units by the end of 2008. To date, the first 45 units have been completed and the first ten (10) former Stateway residents have returned home to the new Park Boulevard community

Commissioner O'Keefe Recused from voting on Item B11 only.

RESOLUTION NO. 2007-CHA-136

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2007, requesting authorization for the submission of a 2007 Hope VI Revitalization Grant application to the U.S. Department of Housing and Urban Development for the Stateway Gardens/ Park Boulevard Phase II redevelopment and to execute such other documents and take such other actions as may be necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to submit a 2007 Hope VI Revitalization Grant application to the U.S. Department of Housing and Urban Development for the Stateway Gardens/ Park Boulevard Phase II redevelopment and to execute such other documents and take such other actions as may be necessary or appropriate to implement the foregoing.

The Omnibus Motion to adopt resolutions for Items B1 thru B11 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Martin Nesbitt
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Bridget O'Keefe (**Recused from voting on Item B11 only**)
Mary Wiggins
Sandra Young (**Abstained from voting on Items B8 & B9**)

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee meeting was held on Wednesday, September 12, 2007 at approximately 2:25 p.m. at the 60 East Van Buren Corporate Offices. Linda Kaiser, Managing Director of Tenant Services, and representatives from Partnership for New Community presented the Committee with a briefing on Opportunity Chicago.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 and C2 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item C1)

The resolution for Item C1 approves entering into a Housing Assistance Payment Contract with Senior Lifestyles, Inc. to provide 17 project-Based Vouchers at the Senior Suites of Auburn-Gresham. Auburn-Gresham is located on 79th Street between Carpenter and Aberdeen in the Auburn-Gresham community. The building is a 6-story structure consisting of 85 senior rental apartments and a City of Chicago Department on Aging (CDoA) satellite center. Of the 85 units, 25 are studio apartments and 60 are one-bedroom. Seventeen of the units will receive Project-

based Voucher assistance and priority will be given to seniors on the CHA/CHAC waiting list. The only cost to CHA toward this development will be the project-based rental subsidy. Senior Suites provides high quality, affordable housing with specially designed amenities and a variety of personal services appealing to the needs and desires of senior citizens.

RESOLUTION NO. 2007-CHA-137

WHEREAS: the Board of Commissioners has reviewed the Board letter dated September 12, 2007, requesting authorization to enter into a Housing Assistance Payment Contract to provide 17 Project-Based Vouchers to Senior Suites of Auburn-Gresham and authorization to execute all other documents as may be necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BUT THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or her designee to enter into a Housing Assistance Payment Contract to provide 17 Project-Based Vouchers to Senior Suites of Auburn-Gresham, a low-income senior housing development and to execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item C2)

The resolution for Item C2 approves award of contract to Illinois Action for Children (IAFC) to establish a program to provide enhanced child care resource and referral services to CHA families. Pursuant to the Building Code Violation Settlement Agreement between the CHA and the City of Chicago, this contract is being initiated to satisfy the agreement to fund administrative support and a childcare program for CHA residents. As Cook County's only child care resource and referral agency, IAFC is the only agency funded by the State of Illinois to administer the Child Care Assistance Program for Cook County. As such, IAFC will provide a program of support for parents of young children who are CHA residents or relocatees. IAFC will conduct home visits twice monthly to participants, conduct group parenting meetings, and provide annual developmental, health, vision and hearing screenings for children. Additionally, IAFC will provide training to Service Connector and Relocation Provider staff on Child Care Subsidy, Accessing Child Care, and Head Start/Childcare enrollment eligibility and procedures. IAFC's target population includes all current CHA families and those who temporarily relocated utilizing Housing Choice Vouchers.

RESOLUTION NO. 2007-CHA-138

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2007, entitled "AUTHORIZATION TO NEGOTIATE AND ENTER INTO A CONTRACT WITH ILLINOIS ACTION FOR CHILDREN TO PROVIDE ENHANCED CHILD CARE RESOURCE AND REFERRAL SERVICES FOR CHA FAMILIES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to enter into a contract with Illinois Action for Children ("IAFC") in accordance with 24 CFR 85.36(d)(4)(i)(A) for a one-year base term of September 1, 2007 through August 31, 2008 in an amount not-to-exceed \$300,000.00, with two (2), one-year option periods to establish a program to provide enhanced child care resource and referral services to CHA families.

The Motion to adopt resolutions for Items C1 and C2 was seconded by Commissioner O'Keefe and the voting was as follows:

Ayes:

Martin Nesbitt
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Bridget O'Keefe
Mary Wiggins
Sandra Young

Nays:

None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b: Martin Nesbitt
Chairperson

s/b: Lee Gill, Custodian and
Keeper of Records